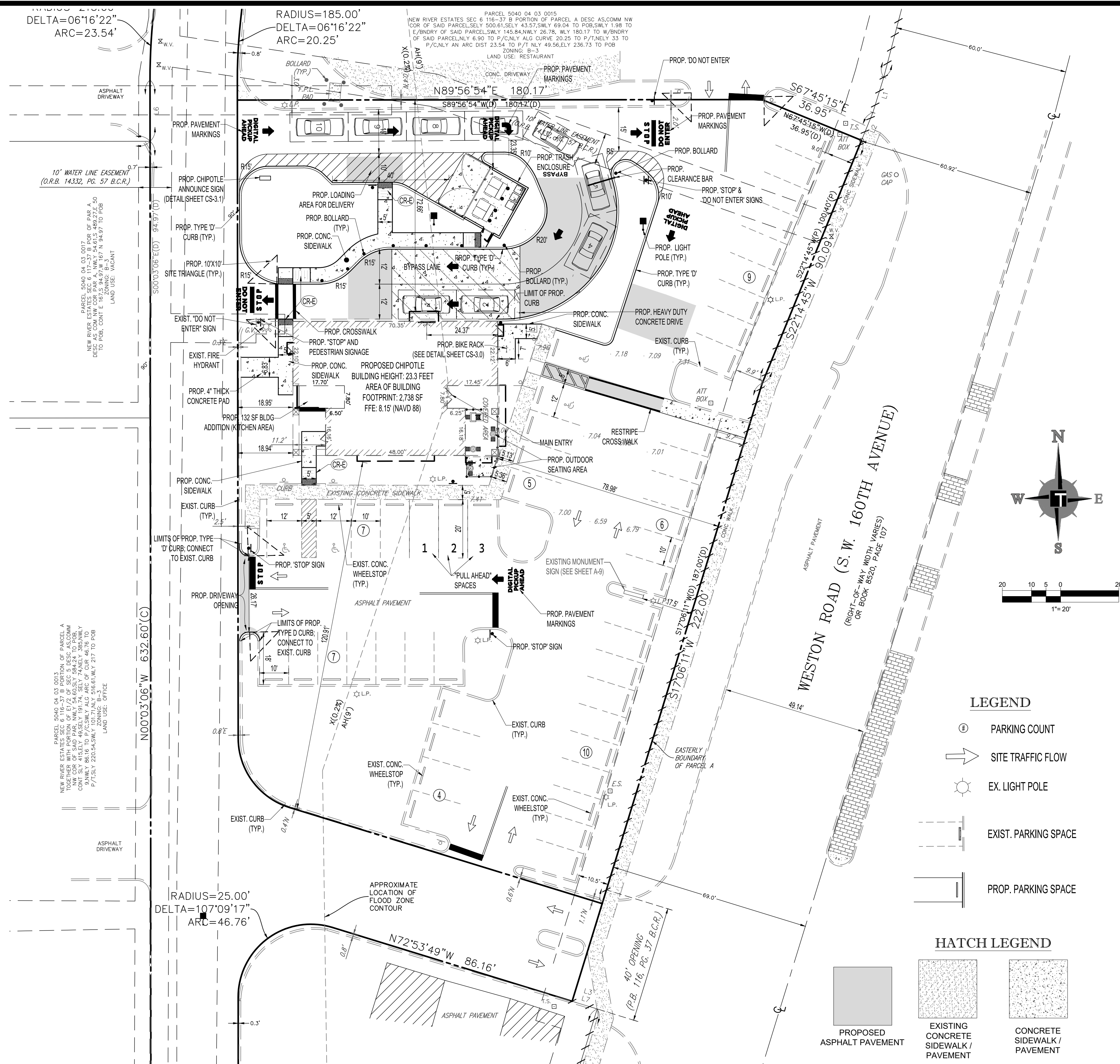




S I T E D A T A

NAME OF PROJECT:	CHIPOTLE MEXICAN GRILL
SITE ADDRESS:	11 WESTON ROAD, SUNRISE, FL 33326
OWNER:	11 WESTON ROAD LLC 6111 BROKEN SOUND PKWY NW #200 BOCA RATON, FL 33487
WATER & WASTEWATER PROVIDER:	CITY OF SUNRISE
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU
FUTURE LAND USE DESIGNATION:	COMMERCIAL
EXISTING ZONING DISTRICT:	B-3 GENERAL BUSINESS DISTRICT
SECTION, TOWNSHIP, RANGE:	40/50S/40E
PARCEL ID NUMBER:	504040430011
FEMA FLOOD ZONE:	AHIX; BASE FLOOD ELEVATION: 8 FEET/NONE; PANEL #12011C0345H; COMMUNITY #120328; MAP DATE: 8/18/14.

GROSS SITE AREA:	1.76 ACRES	(76,721 S.F.)
NET SITE AREA (5040-0403-0011):	1.01 ACRES	(44,003 S.F.)
EXISTING BUILDING FOOTPRINT:	2,606 S.F.	0.06 AC. (1-STORY)
PROPOSED BUILDING FOOTPRINT:	2,738 S.F.	0.06 AC. (1-STORY) (132 SF ADDITION)
PROPOSED BUILDING CANOPY:	678 S.F.	
PROPOSED BUILDING TOTAL:	3,416 S.F	.08 AC. (WITH CANOPY)

DEVELOPMENT STANDARDS:

	REQUIRED	PROPOSED
MIN. LOT WIDTH (FEET):	150	180.17
MIN. LOT DEPTH (FEET):	200	277.09
MIN. YARD SETBACK (FEET):		
FRONT (EAST)	75	78.98
SIDE (NORTH)	10	23.35
SIDE (SOUTH)	10	120.91
REAR (WEST)	20	18.94
MAX. HEIGHT (FEET):	250	29.3
MAX. LOT COVERAGE	35%	6.2%
MAX. FLOOR AREA RATIO	0.35	0.06
MIN. PERVIOUS AREA	15%	27%

LAND AREA BREAKDOWN:

	EXISTING 5.0%			PROPOSED 2%		
	SF.	ACRES	%	SF.	ACRES	%
IMPERVIOUS						
BUILDINGS	2,606	0.060		2,738	0.063	
VEHICULAR USE	28,621	0.652		26,264	0.603	
SIDEWALKS/CURBS	3,930	0.090	65.6%	3,785	0.088	59.7%
TOTAL IMPERVIOUS	35,357	0.812	80.4%	32,109	0.751	74.4%
PERVIOUS AREA						
GREEN SPACE	8,643	0.192	19.6%	11,273	0.259	25.6%
TOTAL PERVIOUS	8,643	0.192	19.6%	11,273	0.259	25.6%

PARKING ANALYSIS:

REQUIRED PARKING:

USE	CSA	RATE	<u>SPACES</u>
RESTAURANT (DRIVE THRU)	1,107 SF.	1/ 50 CSA	23
OUTDOOR SEATING	241 SF.	1/ 50 CSA	5
TOTAL			28

PARKING PROVIDED:

STANDARD - 10'x20'	41
"PULL AHEAD" SPACES - 10'X20'	3
HANDICAP -12'x20'	4
TOTAL	48

ADA PARKING SPACES:

REQUIRED: 2 SPACES
PROVIDED: 4 SPACES

LOADING SPACES:

REQUIRED:
RESTAURANT - ONE (1) 40'x10' LOADING SPACE

PROVIDED:
RESTAURANT - ONE (1) 40'X10' LOADING SPACE

DRIVE-THRU STACKING:

REQUIRED:
8 SPACES TOTAL

PROVIDED:
10 SPACES TOTAL

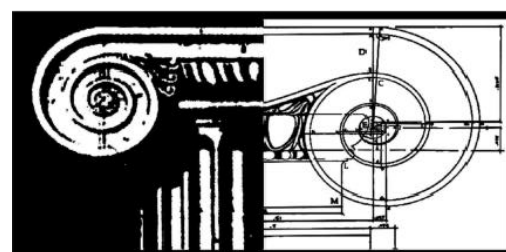
NOTES:

- 1) ALL MECHANICAL EQUIPMENT LOCATED ON THE ROOF OR GROUND WILL BE FULLY SCREENED BY PARAPETS OR EQUIPMENT SCREENS THAT ARE EQUAL IN HEIGHT OR TALLER THAN THE EQUIPMENT. THE EQUIPMENT WILL ALSO BE BUFFERED TO MITIGATE NOISE.
- 2) THE 2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION HAS BEEN UTILIZED WITHIN THE AFFECTED AREA.
- 3) RESTAURANTS WITH DRIVE THRU ARE PERMITTED AS A SPECIAL EXEMPTION USE.

REVISIONS:

[illegible]

LEAVE BLANK - FOR CITY USE ONLY



**STEFANO DE LUCA
& ASSOCIATES, INC.**
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Hollywood, FL 33021
P (954) 927-2690 F (954) 367-3494



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

 6300 NW 31ST AVE. FT. LAUDERDALE, FLORIDA 33309	 1502 W. FLETCHER AVE. SUITE 101 TAMPA, FLORIDA 33612	 840 SE OSCEOLA ST. STUART, FLORIDA 34994
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CHIPOTLE MEXICAN GRILL
11 WESTON ROAD
SUNRISE, FLORIDA 33326

SITE PLAN

SEAL

PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 53881

June 15, 2026

DATE:
03-24-2026

DRAWING NO.

CS-2.0